

SOUTH MANOR DEVELOPMENT CORPORATION,
GRANTOR

TO

ASSUMPTION WARRANTY DEED

DAN A. BROWN,
GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, including the assumption of the indebtedness described below, the receipt and sufficiency of which is hereby acknowledged, the Grantor, SOUTH MANOR DEVELOPMENT CORPORATION, a Mississippi corporation, hereby sells, conveys, and warrants unto the Grantee, DAN A. BROWN, the land in DeSoto County, Mississippi, being more particularly described as follows:


135.82 acres in Sections 2 & 3, Township 2 South, Range 7 West, DeSoto County, Mississippi, being more particularly described on Exhibits 1 and 2 attached hereto LESS AND EXCEPT Section A of South Manor Estates Subdivision, First Revision, being more particularly described in Plat Book 36, Pages 2 & 3, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is made for a more particular description.

This conveyance is made subject to an indebtedness to SAM H. SANDERS, ET AL., secured by a Deed of Trust recorded in Trust Deed Book 445 at Page 651 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and by acceptance of this Deed, the Grantee assumes the balance of said indebtedness.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads, flowage, and utilities. Possession is to be given at closing. Taxes for the year 1991 shall be estimated and pro-rated at closing and paid by the Grantee when due.

EXECUTED this the 12th day of November, 1991.

SOUTH MANOR DEVELOPMENT
CORPORATION, a Mississippi
Corporation

BY: 
MICHAEL JAY FIELD
Secretary

[illegible]

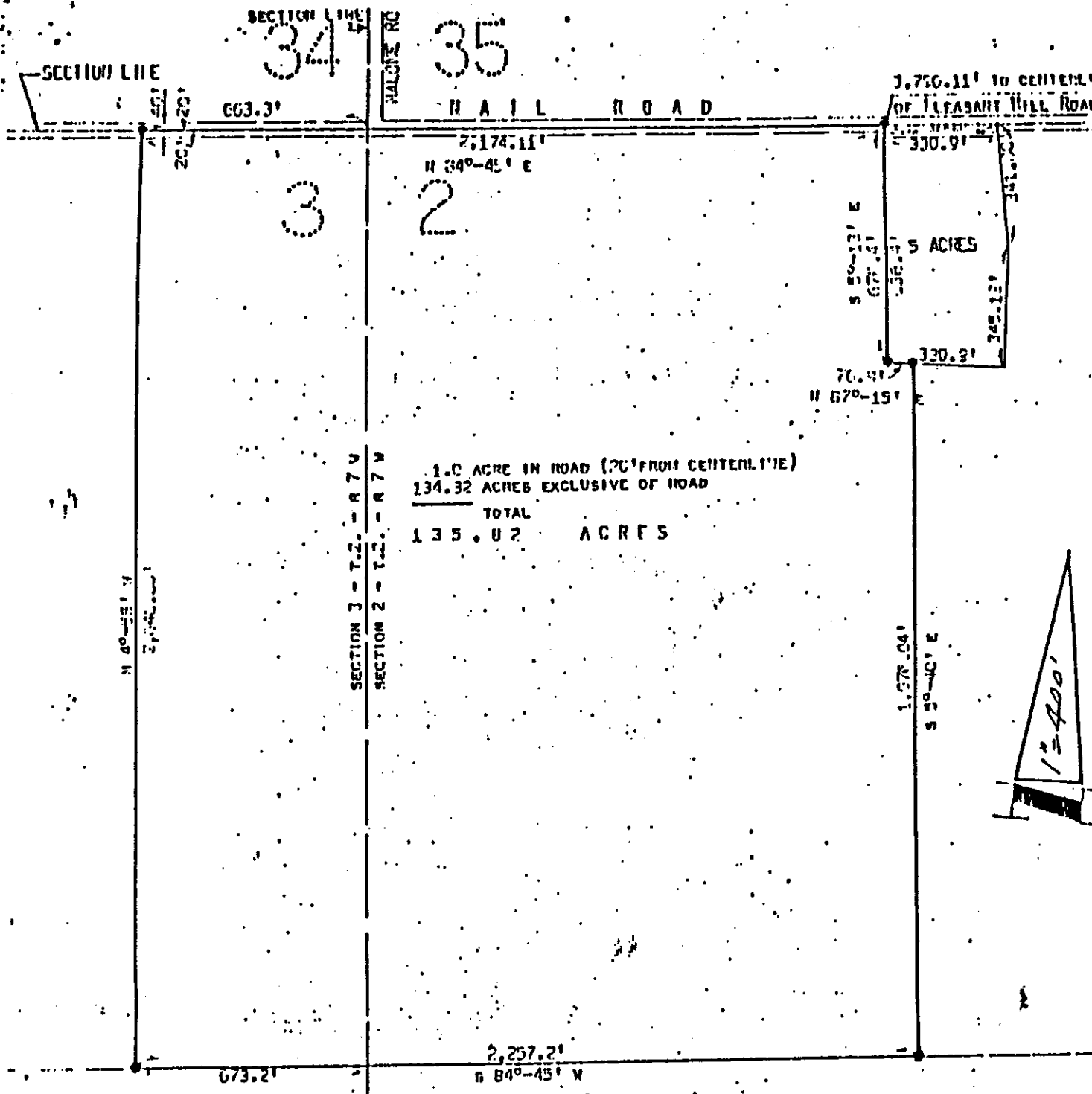
CERTIFICATE OF SURVEY AND DESCRIPTION: I certify that I have surveyed the above named parcel of land and that same is true and correct and as shown on the attached plat. The parcel is more particularly described as follows:

- " BEGINNING AT A POINT IN THE CENTERLINE OF HAIL ROAD (BEING THE NORTH LINE OF AFOREMENTIONED SECTION 2) AT A DISTANCE OF 3,796.11' WEST OF THE CENTERLINE OF PLEASANT HILL ROAD, AS MEASURED ALONG SAID CENTERLINE OF HAIL ROAD, SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF THIS PARCEL OF LAND:
1. THENCE SOUTH $5^{\circ}-13'$ EAST A DISTANCE OF 676.4';
 2. THENCE NORTH $87^{\circ}-15'$ EAST A DISTANCE OF 78.8';
 3. THENCE SOUTH $5^{\circ}-40'$ EAST A DISTANCE OF 1,978.04' TO SOUTHEAST CORNER OF THIS PARCEL;
 4. THENCE SOUTH $84^{\circ}-45'$ WEST A DISTANCE OF 2,257.2' TO THE SOUTHWEST CORNER OF THIS PARCEL;
 5. THENCE NORTH $4^{\circ}-58'$ WEST A DISTANCE OF 2,646.6' TO THE NORTHWEST CORNER OF THIS PARCEL, SAID POINT BEING IN THE CENTERLINE OF HAIL ROAD AND BEING IN THE NORTH LINE OF AFOREMENTIONED SECTION 3;
 6. THENCE NORTH $84^{\circ}-45'$ EAST ALONG SAID CENTERLINE OF HAIL ROAD AND THE NORTH LINES OF SECTIONS 3 AND 2, A DISTANCE OF 2,174.11' TO THE POINT OF BEGINNING; CONTAINING 134.82 ACRES EXCLUSIVE OF ROAD
1.00 ACRE IN ROAD (20' FROM CENTER)

135.82 ACRES TOTAL "

LESS AND EXCEPT: A 2.0 acre lot in part of Section 2, Township 2 South, Range 7 West, DeSoto County, Mississippi, more particularly described as follows: Beginning at a point in the centerline of Nail Road, said point being a point 1,510.81 feet East of the Northwest corner of Section 2, Township 2 South, Range 7 West and being the Northeast corner of the South Manor Subdivision tract; thence South 5 degrees 13 minutes East 679.54 feet along the East line of said subdivision to a point; thence North 86 degrees 43 minutes East 74.43 feet to a point; thence South 5 degrees 02 minutes East 522.77 feet along said East line to the Southeast corner of Lot 15 of said subdivision; thence North 85 degrees 04 minutes West 107.58 feet to the Southwest corner of Lot 15; thence South 85 degrees 16 minutes West 30.0 feet along the South line of Lot 14 to the point of beginning of the following lot: thence South 85 degrees 16 minutes West 225.03 feet along the South line of said Lot 14 to a point; thence South 6 degrees 47 minutes West 463.75 feet to a point; thence South 69 degrees 35 minutes East 132.78 feet to a point; thence North 16 degrees 23 minutes East 547.67 feet to the point of beginning and containing 2.0 acres more or less. All bearings are magnetic. This is based on the survey by J. F. Lauderdale, L.S., dated June 20, 1991.

EXHIBIT



JANUARY 14TH, 1969

SURVEY OF A 135.82 ACRES PARCEL OF LAND LYING SOUTH OF AND FRONTING 2174.11' ON THE CENTERLINE OF HAIL ROAD AT 37°00.11' WEST OF PLEASANT HILL ROAD; BEING THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 2, RANGE 7 WEST, LE: THE WEST 1000', AND PART OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 2, RANGE 7 WEST IN DESOTO COUNTY, MISS:

C. R. ROSE ENGINEERING COMPANY - SUITE 2433/100 NORTH MAIN BUILDING - MEMPHIS, TENNESSEE 38103

EXHIBIT 2 *DRB*

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STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named MICHAEL JAY FIELD, who acknowledged being Secretary of SOUTH MANOR DEVELOPMENT CORPORATION, a Mississippi corporation, and for and on behalf of the said corporation, and as its act and deed, signing, sealing and delivering the above and foregoing Assumption Warranty Deed for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said corporation so to do pursuant to Section 79-4-42.05, MISS. CODE ANN.

Given under my hand and official seal this the 17th day of November, 1991.


Notary Public

My commission expires:

5-1-93

GRANTOR'S MAILING ADDRESS:

P.O. Box 533992
Orlando, FL 32853-3992
Business Phone: none
Home Phone: none

GRANTEE'S MAILING ADDRESS:

8610 Highway 78
Olive Branch, MS 38654
Business Phone: (601) 895-6600
Home Phone: (601) 895-5679

STATE MS.-DEBOTO CO. D.T.
FILED

Nov 19 1 59 PM '91

RECORDED 11-20-91
DEED BOOK 240
PAGE 199
W.E. DAVIS CH. CLK.